TOWN OF WARRENTON

AGENDA
PLANNING COMMISSION
TOWN OF WARRENTON

February 16, 2005
7:00 P.M.

1. Election of Chairman and Vice-Chairman

2. Call to order and establishment of a quorum.

3. Approval of Minutes – December 15, 2004 and January 19, 2005

4. Public Hearings

   a. **Special Use Permit #04-06.** An application for the expansion of Wal-Mart located at 8278 East Shirley Avenue to provide an additional 73,309 square feet of space to the existing store for grocery and related storeroom facilities. The property is 21.4 acres (GPIN #6983-46-0223) and contains 127,495 square feet of retail structure. The property is currently zoned CL Commercial Limited and uses or additions in excess of 50,000 square feet require a Special Use Permit in accordance with the zoning ordinance. The 2000-2025 Comprehensive Plan identifies the area as Limited Commercial designated for

   b. **Zoning Map Amendment, ZMA #04-01.** A request to change the zoning classification of property located east of Blackwell Road along the Town/County boundary (GPIN 6985-60-4454). The request is to rezone 22.31 acres, a portion of the existing parcel, from IL Industrial Limited to R-15 Residential for the purpose of single-family development. The request includes proffers or conditions that mitigate impacts anticipated from the development including a Concept Plan, a Special Use Permit for clustering (separately submitted), designated open space, Town sewer and water services and contributions for fire/rescue and recreation facilities. Proposed development of the site is seventy three (73) units or 2.4 dwellings per gross acre which generally meets the guidelines of the comprehensive plan for Low Density Residential as designated. However, the Warrenton 2025 Comprehensive Plan specifically identifies this area as "very low density" to match the adjacent land use pattern in the county

suggesting a much lower density which is not consistent with the proposed development. The property is owned by Cardinal Fields on Blackwell, LLC and the Applicant is Centex Homes.

c.   **Special Use Permit #04-10.**   A request for construction of single-family dwellings in a clustered development as provided for in Article 7, Section 6 of the Town of Warrenton Zoning Ordinance. The property is zoned R-15 Residential and currently vacant. It is located on Hastings Lane on the north side of the Route 17 Bypass at the Town/County boundary (GPIN #6985-41-4640). The use permit would allow the development of up to twenty seven (27) dwelling units and require at least 30% open space in accordance with Article 23 of the ordinance. The owner is Cardinal Fields on Blackwell, LLC and the Applicant is Centex Homes.

d.   **Special Use Permit #04-11.**   A request for construction of single-family dwellings in a clustered development as provided for in Article 7, Section 6 of the Town of Warrenton Zoning Ordinance. The property is zoned R-15 Residential (subject to rezoning of industrial to residential use – ZMA #04-01) and currently vacant. It is located east of Blackwell Road at the Town/County boundary on the north side of the Route 17 Bypass (GPIN #6985-60-4454). The use permit would allow the development of up to seventy three (73) dwelling units and require at least 30% open space in accordance with Article 23 of the ordinance. The owner is Cardinal Fields on Blackwell, LLC and the Applicant is Centex Homes.

4. Other Business

   NONE SCHEDULED

5. Work Session

   a.   Harway Subdivision, Old Alexandria Pike – Request for consideration of Sketch Plan (9 lots).
   b.   Liberty Heights – Request for a the subdivision of one additional lot at Haiti Street and Liberty Street and the authorization of a private street to serve the new lot and three others off Liberty Street. Property is 0.4488 acres fronting on Haiti Street and each lot will be 9500 square feet or larger (R-6 District).
   b.   Staff Comments – Concept Plans and Development Proposals.

6. Adjourn